

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8 Moneta Way, Weir Views Vic 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$270,000 & \$280,000

### Median sale price

Median price \$310,000 Property Type Vacant land Suburb Weir Views

Period - From 23/12/2023 to 22/12/2024 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14 Bonito St MELTON SOUTH 3338	\$270,000	27/11/2024
2	48 Hanover Cirt MELTON SOUTH 3338	\$280,000	25/10/2024
3	24 Councillor Dr WEIR VIEWS 3338	\$275,000	03/10/2024

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/12/2024 10:59